



CITY OF HAYWARD AGENDA REPORT

Meeting Date: 02-28-02

Agenda Item: 4

TO: Planning Commission

FROM: Dyana Anderly, Planning Manager

SUBJECT: Referral by the Planning Director – Interpretation of Zoning Ordinance, Architectural Design Principles and Industrial District – Hayward Municipal Code Section 10-1.1645(f)(8)

RECOMMENDATION:

It is recommended that the Planning Commission review this report and interpret Zoning Ordinance Section 1.1645(f)(8).

DISCUSSION:

When there is a question regarding the interpretation of the Zoning Ordinance, or its application to any specific case or situation, the Planning Director may refer said question to the Planning Commission for purposes of ordinance interpretation. In this instance the Planning Commission is asked to interpret whether glass pane roll-up doors facing the street are consistent with the "Architectural Design Principles of the Industrial District."

In September 1999 the City Council amended the Zoning Ordinance to include "Architectural Design Principles" for the Industrial District. A copy of these principles is attached. One of the principles states, "10-1.1645(f)(8) truck loading areas shall not face the street, unless no practical alternative exists."

Subsequent to the adoption of the principles, a building permit application for industrial buildings was made, which reflected roll-up loading doors facing Hopkins Street. A picture of a building with similar windows is attached. The purpose of the roll-up glass pane doors is to accept deliveries by truck.

As building permits are subject to verification of zoning compliance by the Planning Director, the design reflected on the plans was rejected. The applicant was told that roll-up doors facing the street are inconsistent with the Architectural Design Principles of the Zoning Ordinance. The applicant disagreed, indicating that the buildings and doors are attractive and consistent with the intent of the Architectural Design Principles. The applicant indicates that the roll-up doors are constructed of glass panes, giving the appearance of large windows. Furthermore, tenants of the buildings would be required to keep these doors closed other than for deliveries. The applicant

also indicates that the Architectural Design Principles are intended to prohibit large truck docks from facing the street, not roll-up doors for smaller deliveries. However, the Architectural Design Principles do not differentiate between large and small deliveries in regard to truck loading areas.

The Planning Director agrees that the glass paned roll-up doors are attractive when closed, but also notes that there can be no landscaping in front of the doors and that enforcement of a condition requiring that they be closed except for deliveries would be difficult to enforce since the burden of enforcement would, by necessity, fall to the property managers.

PUBLIC NOTICE:

Balch Enterprises, the applicant for whom this interpretation is required, received the agenda for this meeting and this report.

CONCLUSION:

The Planning Commission is asked to determine if the type of roll-up doors proposed is consistent with the Architectural Design Principles of the Industrial District.

Prepared and Recommended by:

for Deborah Nelson
Dyana Anderly, AICP
Planning Manager

Attachments:

- A. Architectural Design Principles
- B. Photo of Proposed Roll-up Door

f. Architectural Design Principles.

Refer to the City of Hayward Design Guidelines and Neighborhood Plans where applicable.

- (1) Incorporate design elements that are harmonious and in proportion to one another.
- (2) Incorporate an attractive mixture of color and materials. Examples of some options include a variety of textures, use of interesting patterns, provision for interesting shadows, offsets, decorative siding, and attractive accent materials. Select building materials and colors that are harmonious with the site and surrounding uses, buildings and area. Base colors shall be low reflective, subtle, neutral, including soft white, off-white or earthtone. Building trim may feature brighter accent colors.
- (3) Articulate entries and windows along all street frontages.
- (4) Create shadow relief with recesses, columns, score lines, trellises, windows, or other features on blank walls when they are visible from adjacent streets.
- (5) Building facades in excess of 100 feet long and/or greater than 20 feet in height shall be setback a minimum of 20 feet from the front property line and must incorporate recesses and projections, which may include windows, and trellises.
- (6) New buildings shall use roof parapet walls to screen rooftop mechanical equipment. Existing buildings shall use screen walls that are consistent with the design of the building to conceal new rooftop mechanical equipment.
- (7) Any metal clad building which is visible from a street or residential district shall adhere to the above design criteria. Unpainted (gray galvanized) metal surfaces shall not be used on primary structures.
- (8) Truck loading areas shall not face the street, unless no practical alternative exists.
- (9) Industrial facilities, whose building design is utilitarian by necessity, shall be screened with landscaping.